

ORDINANCE 94-06  
TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA  
Re: 1201 W. Cottage Grove  
(Cottage Grove Housing, Inc., Petitioner)

WHEREAS, Cottage Grove Housing, Inc., has filed an application for designation of the property located at 1201 and 1212 W. Cottage Grove as an "Economic Development Target Area" (EDTA) and subsequently withdrawn the request for 1212 W. Cottage Grove; and

WHEREAS, Indiana Code §6-1.1-12.1-7 authorizes the Common Council to designate an area as an Economic Development Target Area; and

WHEREAS, statutory criteria (IC 6-1.1-12.1-7(a)) require that an area so designated must be an area that:

- (1) has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvement or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevented a normal development of property or use of property; or
- (2) is designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under Indiana Code §36-7-11, 36-77-11.1 or 14-3-3.2; or
- (3) encompasses buildings, structures, sites or other facilities that are:
  - (A) listed on the national register of historic places under the National Historic Preservation Act of 1966; or
  - (B) listed on the register of Indiana historic sites and historic structures; or
  - (C) determined to be eligible for listing on the Indiana register by the state historic preservation officer;

and

WHEREAS, the request to designate the above-described area as an Economic Development Target Area alleges that the property is impossible or undesirable for normal development and is based upon IC 6-1.1-12.1-7(a)(1); and

WHEREAS, the City of Bloomington Economic Development Commission considered the request of Cottage Grove Housing, Inc. to designate the area commonly known as 1201 Cottage Grove, Bloomington, Indiana, as a Economic Development Target Area at a public hearing held on January 10, 1994; and

WHEREAS, the Economic Development Commission, by a vote of 3-0, recommends that the Common Council designate the above-described area as an Economic Development Target Area in compliance with Indiana Code §6-1.1-12.1-7(a)(1) recited above. A copy of Resolution 94-02 of the Economic Development Commission is attached hereto and incorporated herein.


NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. The area commonly known as 1201 Cottage Grove, Bloomington, Indiana, described in Exhibit A attached hereto and incorporated herein, is hereby designated as an Economic Development Target Area under the authority of Indiana Code §6-1.1-12.1-7(a) (1).


SECTION II. The favorable recommendation of the Economic Development Commission shall be attached hereto and made a part hereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.


PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 2nd day of February, 1994.

  
JIM SHERMAN, President  
Bloomington Common Council

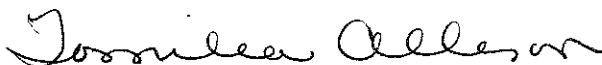
ATTEST:

  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 3rd day of 1994.

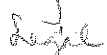

  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED and APPROVED by the me upon this 3rd day of 1994.

  
TOMILEA ALLISON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance designates parts of the area commonly known as 1201 Cottage Grove, in Bloomington, Indiana, as an Economic Development Target Area. Such designation is an optional step in the process of obtaining tax abatement that offers a broader range of uses than are available under an Economic Development Area (ERA). Further action by the Council in the form a resolution is necessary before tax abatement is granted.

Signed copies to:  
  


**RESOLUTION 94-2**

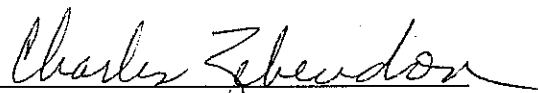
**WHEREAS,** Indiana Code §6-1.1-12.1-7 specifies that an economic development target area may be designated by the Common Council after a favorable recommendation by an economic development commission; and


**WHEREAS,** the Bloomington Economic Development Commission at the request of the petitioner, Cottage Grove Housing, Inc., held a public hearing on January 10, 1994, to consider petitioner's application for a economic development target area designation of an area located at 1201 and 1212 W. Cottage Grove, in the City of Bloomington, Indiana,; and


**WHEREAS,** the Commission has determined after the public hearing that the application falls within the statutory qualifications in Indiana Code §6.1.1-12.1-7 and has voted approval of the designation;

**NOW THEREFORE, BE IT RESOLVED** by the Bloomington Economic Development Commission that the Commission recommends to the City of Bloomington Common Council that an ordinance be passed designating the above described location as an economic development target area.

**PASSED** this 10th day of Janaury, 1994.

  
President

  
Secretary

  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member



1. *OWNERSHIP*

D. Cottage Grove Housing Inc.

President

Leo E. Moncel

2623 N. Walnut St.

Bloomington, IN 47404

O-336-6888 50% ownership

Sec./Treasurer

Roy J. Campbell

2623 N. Walnut St.

Bloomington, IN 47404

O-333-7000 50% ownership

2. *PROPERTY DESCRIPTION*

A. 1200 block West Cottage Grove

1201 W. Cottage Grove

1212 W. Cottage Grove

B. Legal Description

Lot 84 J.N. Alexander 51'x135' and Lot 7 south half in Central Park Addition 51'x68' of the City of Bloomington, Indiana of the Northwest quarter of Section 32 in T9N R1W.

3. *CURRENT STATUS OF PROPERTY*

A. *Current Zoning*---Residential Single Family

no change in zoning anticipated

B. *Current Improvements*--none

C. *Current Use*-- Lot 84--vacant

Lot 7 south half--vacant

D. <i>Current Market Value</i>	Land	Lot 84	\$10,000.00
		Lot 7	\$ 5,600.00
		south half	

Improvements none



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President

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50% ownership

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no change in zoning anticipated

B. Current Improvements--none

C. Current Use--

Lot 84--vacant

Lot 7 south half--vacant

D. Current Market Value

Land Lot 84 \$10,000.00

Lot 7 \$ 5,600.00

south half

Improvements none





Assessed Value Lot 84    \$2,170.00    Taxes paid    \$10.06  
Assessed Value Lot 7 S1/2    \$420.00    Taxes paid    \$43.00

E.    *Unique Historical Structure*            NONE

4.    **PROPOSED IMPROVEMENTS**

The Developers are committing to a 20 year program for low income housing and are requesting 10 year property Tax Abatement for this low to moderate income housing project.

A.    *Proposed Improvements & costs*

Lot 84--1237 square feet, 3 bedroom, 2 bath home for low income housing  
Projected improvement costs    \$ 54,356

Lot 7 South 1/2--1100 square feet, 3 bedroom, 1 1/2 bath home for low income housing.  
Projected improvement costs    \$ 51,736

B.    See attached design and floor plan.

C.    *Public improvements needed*--NONE

D.    *Probable start/completion dates*--March 94/April 94

E.    *Jobs retained or created*--Jobs for local plumbing, electrical, heating and masonry sub contractors will be available.

F.    *Beneficial economic effect*--

These homes are being built for low to moderate income housing recipients. The developers have applied for a grant from the HOME program, from the City of Bloomington Redevelopment Commission and is currently waiting final approval.

5.    **ELIGIBILITY**

The location of this low to moderate income housing project is found within the Westside Economic Revitalization Area.



I hereby certify that the representations made in this application are true and I understand that if the above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above area as an Economic Revitalization Area, the Bloomington Common Council shall have the right to void such designation.

OWNER

Gene McCreath  
Ray J Campbell  
\_\_\_\_\_

DATE

June 6 / 84  
June 6 / 84  
\_\_\_\_\_





# STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

## SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer

Cottage Grove Housing Inc.

Address of taxpayer (street and number, city, state and ZIP code)

2623 N. Walnut St.

Bloomington, IN

47404

Name of contact person

Roy Campbell

Telephone number

( 812 ) 333-7000

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

City of Bloomington--Redevelopment Commission

Resolution number

Location of property

1200 block West Cottage Grove

County

Monroe

Taxing district

Bloomington City

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)

1201 --1237 Square Feet, 3 bedrooms, 2 bath home

1212 --1100 Square Feet, 3 bedrooms, 1 1/2 bath home

Estimated starting date

March 1994

Estimated completion date

April 1994

## SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number

NA

Salaries

Number retained

NA

Salaries

Number additional

NA

Salaries

## SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	0	0	NA	NA
Plus estimated values of proposed project	106092	19200		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	106092	19200		

## SECTION 5

### OTHER BENEFITS PROMISED BY THE TAXPAYER

Provide low and low-moderate income housing using federal HOME funds.

Fair market Rents will be maintained for a period of 20 years.

## SECTION 6

### TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

*Gene Merv...*

Title

*President*

Date signed (month, day, year)

*Jan 6 1994*



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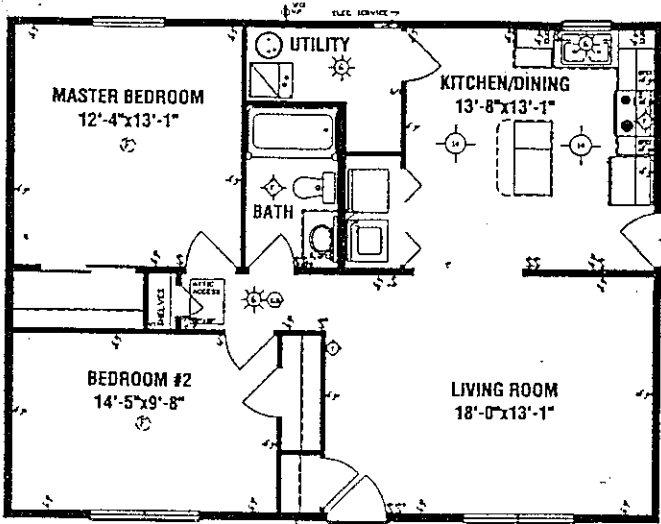
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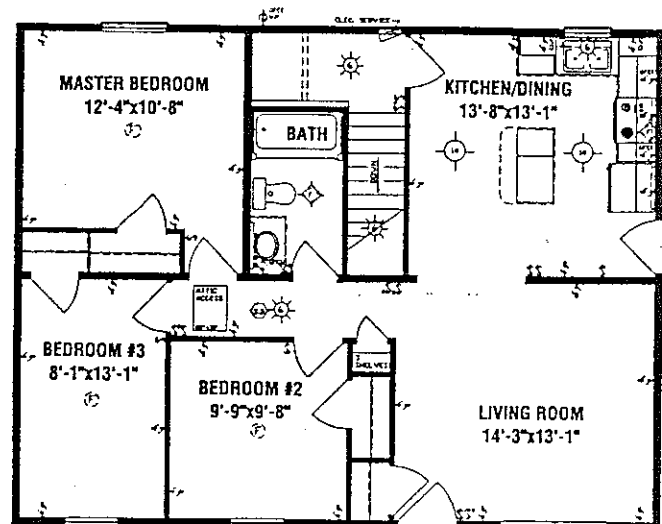
COTTAGE GROVE



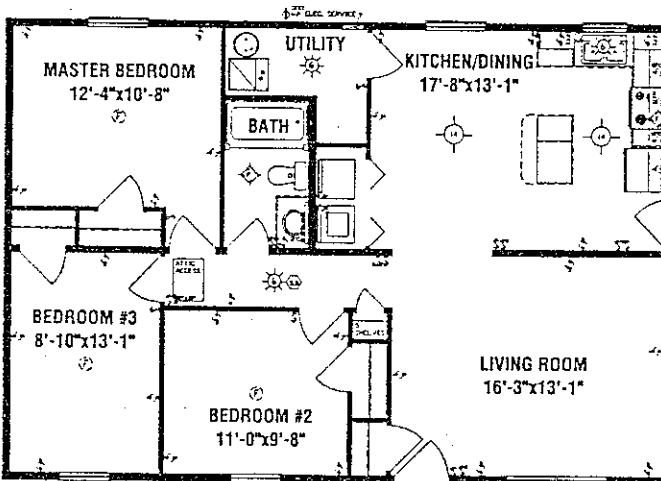




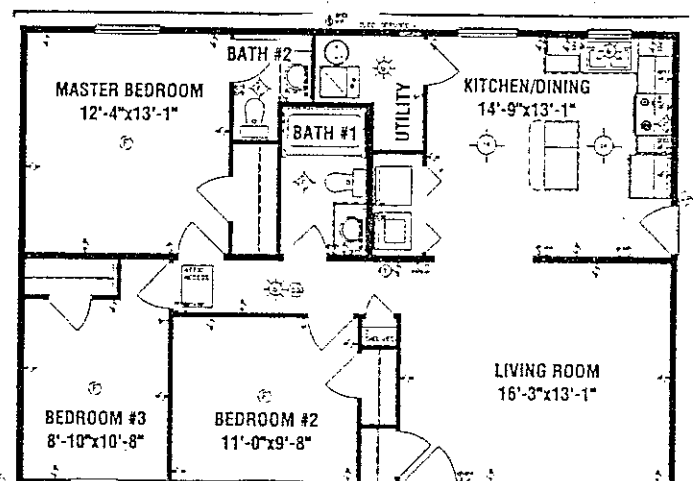
Harwick 2836 2 Std.  
Total available square footage 990



Harwick 2836 3 B Std.  
Total available square footage 990



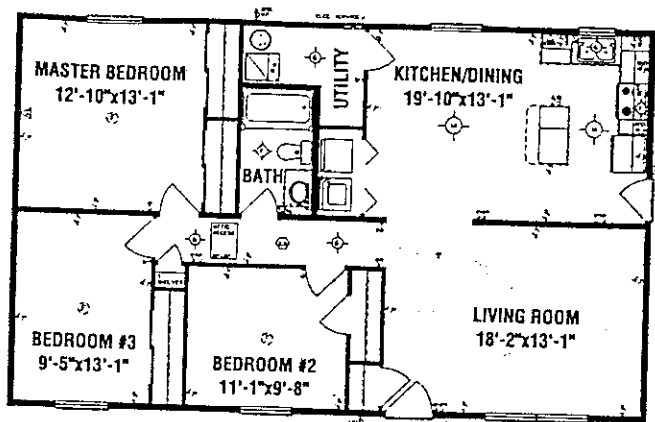
Harwick 2840 3 Std.  
Total available square footage 1,100



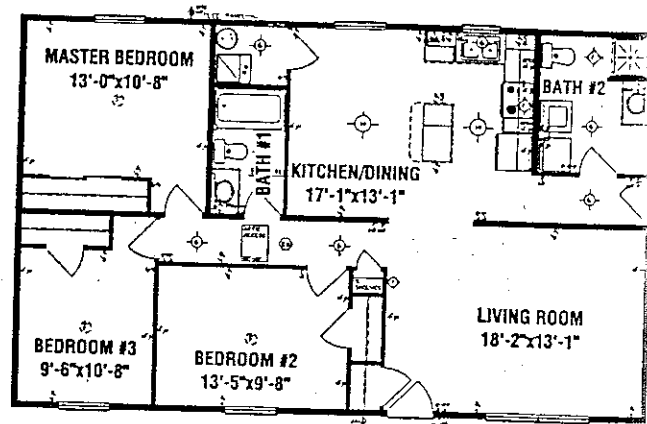
Harwick 2840 3 1.5 Std.  
Total available square footage 1,100



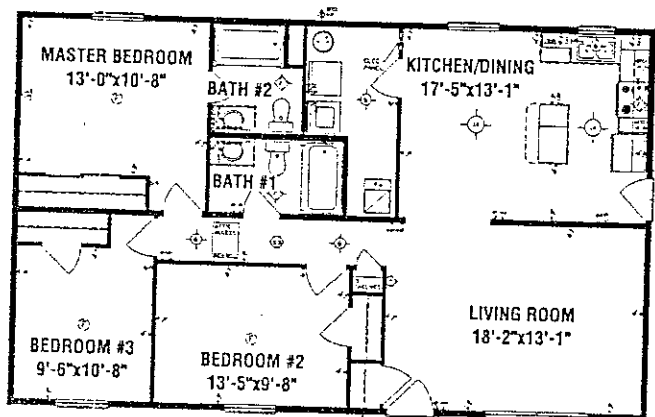




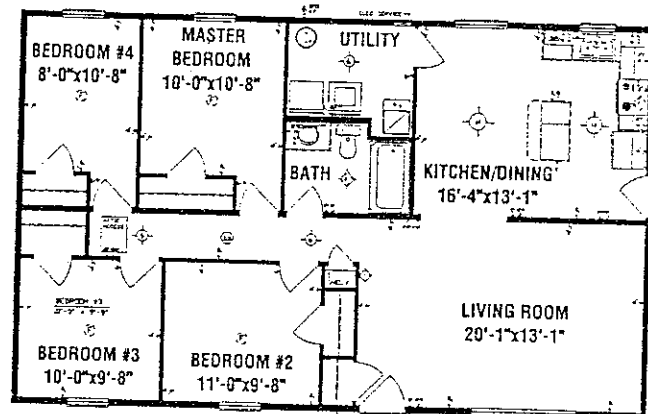
Harwick 2845 3 Std.  
Total available square footage 1,237



Harwick 2845 3 1.75 Std.  
Total available square footage 1,237



Harwick 2845 3 2 Std.  
Total available square footage 1,237



Harwick 2845 4 Std.  
Total available square footage 1,237



# The Harwick

## Features & Specifications

### FLOORS

2" x 10" floor joists-16" o.c.  
2" x 10" center beam  
5/8" T&G oriented strand board subfloor or equal  
Construction adhesive

### EXTERIOR WALLS

2" x 6" studs-16" o.c.

### INTERIOR WALLS

2" x 4" studs-16" o.c.

### INSULATION

#### Exterior Walls

Foil Back or equal vapor barrier  
6-1/4" fiberglass wall insulation (R-19)

#### Ceiling

Blown insulation (R-30)

### EXTERIOR

7/16"-4' x 8' oriented strand board or equal  
Wenco JX-7 clad double hung white high performance glass windows  
1-3/4" steel insulated entrance door with dead bolt locks  
D-5 vinyl siding

### ROOF

4/12 pitch trusses-24" o.c.  
7/16" oriented strand board or equal sheathing  
3 in 1 sealdown shingles  
16" aluminum soffit (front & rear)  
Flush aluminum finish-both gable ends  
2" x 6" fascia system

### HEATING

Baseboard electric

### PLUMBING

3/4" & 1/2" copper water lines  
PVC drainage system  
40 gallon electric water heater  
1 frost proof hose bibb w/vacuum breaker

### ELECTRICAL

200 amp entrance panel  
Copper wire not less than 12 gauge and sized according to specific circuits  
GFI circuits installed applicable to specific codes, bath, exterior, and kitchen sink recepts  
Phone jacks  
Switched ceiling boxes in all bedrooms

### WALLS AND CEILING COVERINGS

8' ceilings-5/8" gypsum wallboard  
Walls-1/2" gypsum wallboard  
3 coats of mud and sanding  
Prefinished 1-3/8" doors  
Prefinished casing (wood)  
Prefinished door frames (wood)  
Prefinished base (wood-all areas except closets)

### FLOOR COVERING

Carpeting and vinyl tile

### KITCHEN

K wood kitchen cabinets w/o soffit system  
Stainless steel sink  
Ventless electric range hood  
Laminated plastic counter top  
Dual lever faucet

### BATHROOM FEATURES

#### Bath 1

Vent fan & light combo  
30" mirror and chrome light bar  
36" K wood vanity cabinet with sink  
Laminated plastic countertop  
One piece fiberglass tub & shower combo  
White china water closet  
Dual lever faucet

#### Bath 2 (if applicable)

Vent fan & light combo  
30" mirror and chrome light bar  
36" K wood vanity cabinet with sink  
Laminated plastic countertop  
One piece fiberglass tub & shower combo (if applicable)  
One piece 32" fiberglass shower (if applicable)  
White china water closet  
Dual lever faucet

#### Bath 3 (if applicable)

Same as baths 1 and 2 except no tub or shower

Specifications and features listed in this brochure are subject to change without notice. Check with your All American Homes dealer for a complete list of detailed specifications and features for each model.



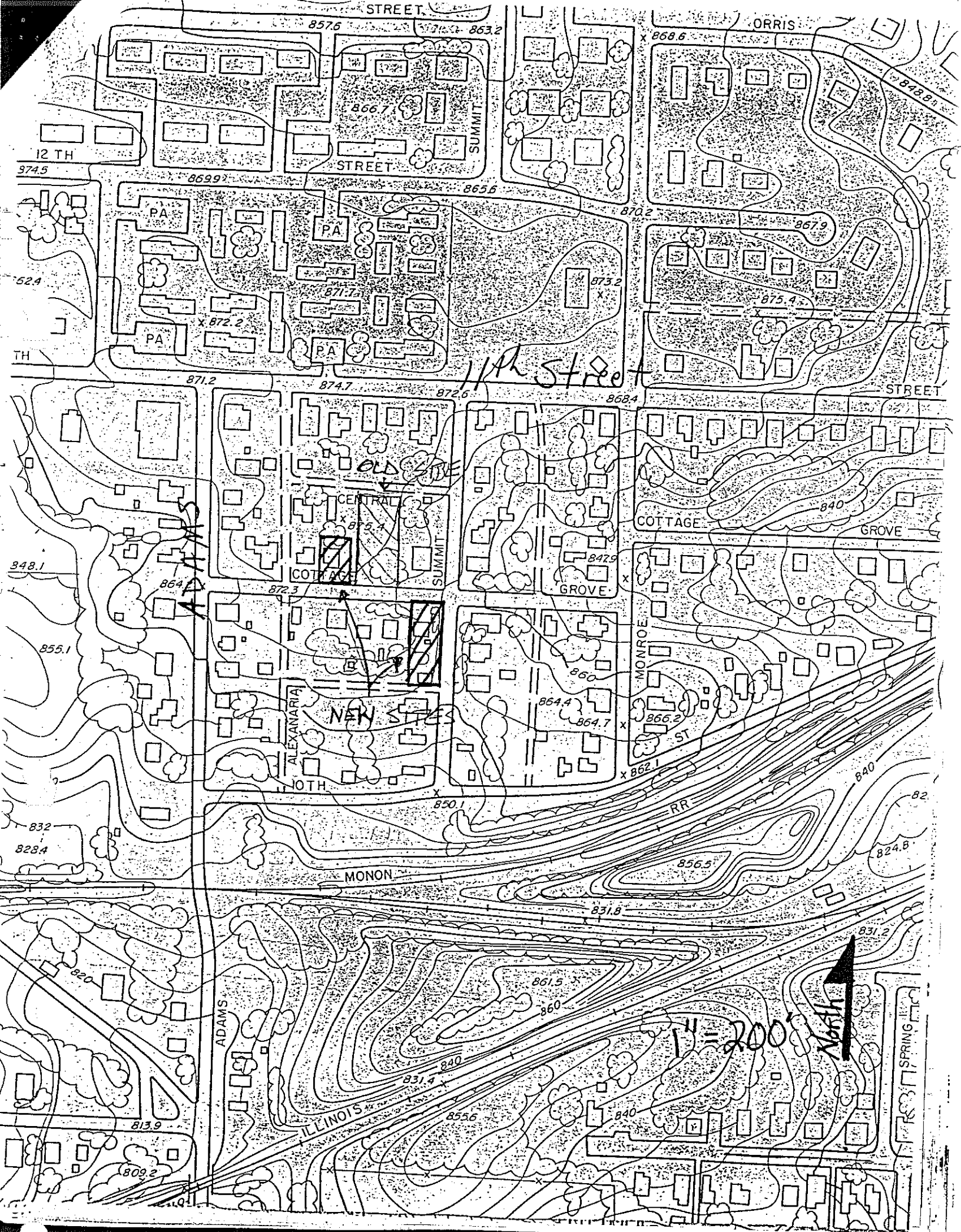
All American Homes offers a variety of floorplans and options. Please consult with your local builder to view all of the available housing selections.



on these considerations Staff recommends a full ten year abatement  
for this development.









## INTERDEPARTMENTAL MEMO

**To:** Nancy Brinegar, Redevelopment  
**From:** Toni McClure, Planning  
**Subject:** Tax Abatement Application for Cottage Grove Housing, Inc.  
**Date:** January 6, 1994

I have reviewed the application for property tax abatement for the properties located at 1201 and 1212 West Cottage Grove, owned by Cottage Grove Housing, Inc., and respond to your questions below.

1. Does the envisioned construction meet the current zoning requirement?

The site is zoned RS (Residential Single Family), a zone which permits one dwelling unit per lot as the primary land use. Since this petition proposes one dwelling unit per lot, it complies with current zoning as to land use.

2. Would any variances be required, and are they likely to be approved?

Variances from street, rear, and side setback regulations would be required in order to place the proposed units on these sites. The Board of Zoning Appeals has been receptive in the past to variances which facilitate development of housing on existing substandard lots of record. Based on the information available to staff at this time, staff feels the necessary variances are likely to be approved.

3. Are any public improvements needed?

No public improvements are needed.

4. Are there any probable significant environmental problems likely to result?

No significant environmental problems are likely to result from the proposed construction.

5. Please prepare a street map/plat of the property.

A street map showing the location and zoning of the property is enclosed.

If you have further questions or need more information, please call me.



## TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY

FOR: Cottage Grove Housing Inc.

Using 1992 payable 93 Tax Rate and A.V. Estimates

Jan-94

Improvements	106,092			Current A.V.	2,590
Rate	33.33%			From State. Benefit	
Est. Assessed Value from				Blgtn City 1993Tax Rate:	.103168
"Statement of Benefits":	35,364			Property Tax Payable:	267
Blgtn City 1993Tax Rate:	.103168				
Property Tax Payable:	3,648				

3 YEAR TAX ABATEMENT			Petitioner's T. A.	Current Value
Year	Percentage	Deduction	Payment	Payment
1	100.00%	3,648	0	267
2	66.67%	2,432	1,216	267
3	33.33%	1,216	2,432	267
Total Abatement		7,297	3,648	802
6 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	3,648	0	267
2	85%	3,101	547	267
3	66%	2,408	1,240	267
4	50%	1,824	1,824	267
5	34%	1,240	2,408	267
6	17%	620	3,028	267
Total Abatement		12,842	9,048	1,603
10 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	3,648	0	267
2	95%	3,466	182	267
3	80%	2,919	730	267
4	65%	2,371	1,277	267
5	50%	1,824	1,824	267
6	40%	1,459	2,189	267
7	30%	1,095	2,554	267
8	20%	730	2,919	267
9	10%	365	3,284	267
10	5%	182	3,466	267
Total Abatement		18,060	18,425	2,672



CITY OF BLOOMINGTON  
DEPARTMENT OF REDEVELOPMENT  
PROPERTY TAX ABATEMENT PROGRAM

Staff Report on Application for Designation  
as an  
Economic Development Target Area

COTTAGE GROVE HOUSING INC.  
1201, 1212 W. COTTAGE GROVE

1. Description of Property

The property in question are two vacant lots of record one in the JN Alexander addition 1201 W. Cottage Grove (lot size 51ft. by 135 ft.), and the other in the Central Park addition 1212 W. Cottage Grove (lot size 51ft. by 68ft.).

2. Owner-Applicant

Cottage Grove Housing Inc. is the owner of the larger lot and is in the process of acquiring the smaller half-lot.

3. Proposed Development

Proposed are placement of new manufactured single family homes on the lots. Each will have three bedrooms, one unit will have two full baths, the other a bath and a half. The units meet all local building and zoning codes for placement as detached single family homes.

4. Public Improvements Needed or Required

No new publicly funded improvements are needed or required for this project. All utilities are available and the owners will be responsible for all installation and hook-up charges.

5. Estimate of Yearly Property Tax Revenues to be Abated

See attached chart.

6. Would the Granting of Such a Designation be in Accordance with Existing City Policies?

Designation of these lots as ERA's will be in compliance with existing City policies. The location of the lots is in a RS single family zoning district which allows manufactured homes. There may be a need for some form of setback variance for the smaller half-lot in order for the unit to be placed. Applicants have been working out details with the Planning Staff. Single family rental units are recommended for tax abatement under the recently revised guidelines. The guidelines recommend a three year abatement term for developments in the westside area where this project is located. However the guidelines also include provisions for upgrading the term of abatement when more than 20% of rental units are dedicated as affordable housing for the term of the abatement. In this instance both units will be affordable for 20 years at HUD prescribed rents. This is due to the owners participation in the Redevelopment Dept.'s HOME new rental construction program. Based

